



3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Little Roke Road | Kenley | CR8 5NF

**£425,000**

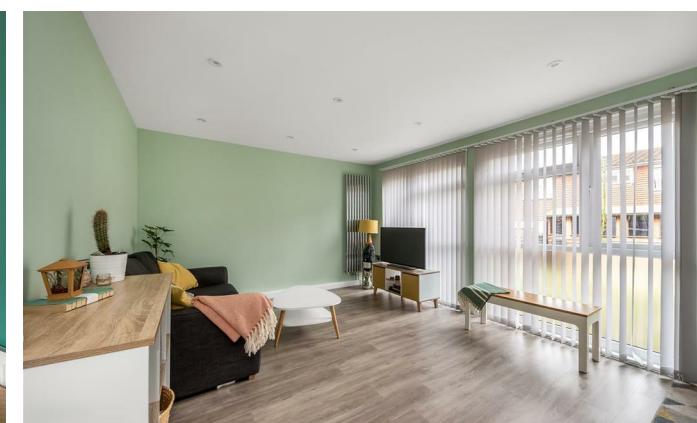
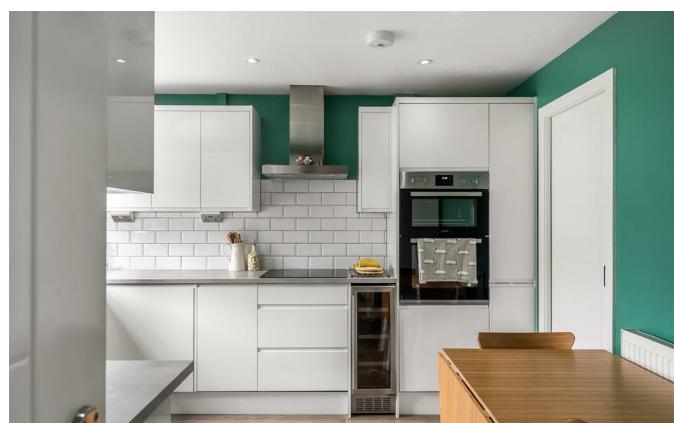
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Little Roke Road | Kenley | CR8

5NF

£425,000

- A beautifully renovated mid-terraced home, ready to move straight into
- Lovingly updated throughout to a high standard
- Flexible, open plan living downstairs, with separate kitchen, offering plenty of space for dining too
- Large hallway, downstairs WC and large windows to the rear, flooding the room with natural light
- Boot room for extra storage, leading straight to your level rear garden
- Great size bedrooms upstairs, with two large doubles with fitted storage
- Modern bathroom, offering a shower and bath suite
- Ideally situated for schools and transport links, with Purley and Kenley train stations within walking distance



Quality and style flow through every corner of this home, with the ground floor being reconfigured to offer the ideal amount of light and space. The ideal first time buy or family home with amenities on your doorstep too!



## Ground Floor

### Porch

### Hallway

### Downstairs WC

### Kitchen

12'7 x 11'7 (3.84m x 3.53m)

### Reception/Dining Room

18'0 x 14'9 (5.49m x 4.50m)

### Boot Room

### First Floor

### Landing

### Bedroom 1

13'7 x 9'9 (4.14m x 2.97m)

### Bedroom 2

12'9 x 10'7 (3.89m x 3.23m)

### Bedroom 3

8'3 x 7'7 (2.51m x 2.31m)

### Bathroom

### Outside

### Front Garden

20'0 x 18'0 (6.10m x 5.49m)

### Rear Garden

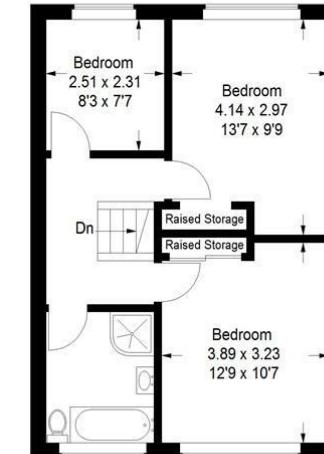


## Little Roke Road, CR8

Approximate Gross Internal Area  
91.1 sq m / 981 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1233537)

EPC Rating: C

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